



Future Land Use Atlas Amendment Petition Summary

Amendment Name	Indian Trails Grove AGR Exchange	Round Number	22-B2
Amendment No.	LGA 2022-021	Intake Date	2/9/2022
Acres	4,866.10	Control No.	2002-90045
Location	West of 180th Avenue North, south of Hamlin Boulevard, approximately two (2) miles west of the intersection of Seminole Pratt Whitney Road and Orange Boulevard.	Zoning App No.	ZV/ABN/DOA/W-2022-155
Status	In Process		
Type	Large Scale Privately Initiated		
Project Manager	Bryan Davis		
Agent	Collene Walter, Urban Design Studio & Lauren McClellan, JMorton Planning and Landscape Architecture		
Applicant	GL Homes of Florida		
Owner	Palm Beach West Associates I, LLLP		
Existing Use	Agriculture		
Current FLU	Western Communities Residential		
Current Zoning	Western Communities Residential – Planned Unit Development		
Current Potential	3,897 units and 350,000 square feet of non-residential uses		
Proposed FLU	Western Communities Residential (no change)		
Proposed Zoning	Western Communities Residential – Planned Unit Development (no change)		
Proposed Potential	2,612 units and 233,500 square feet of non-residential uses		
Utility Service Area	Palm Beach County Water Utilities Department (WUD)		
Annexation Area	None		
Plans/Overlays	Western Communities Residential Overlay		
Tier	Rural Tier (no change)		
Commissioner	Melissa McKinlay, District 6		



Future Land Use Atlas Amendment Petition Summary

Parcel Control Number(s)

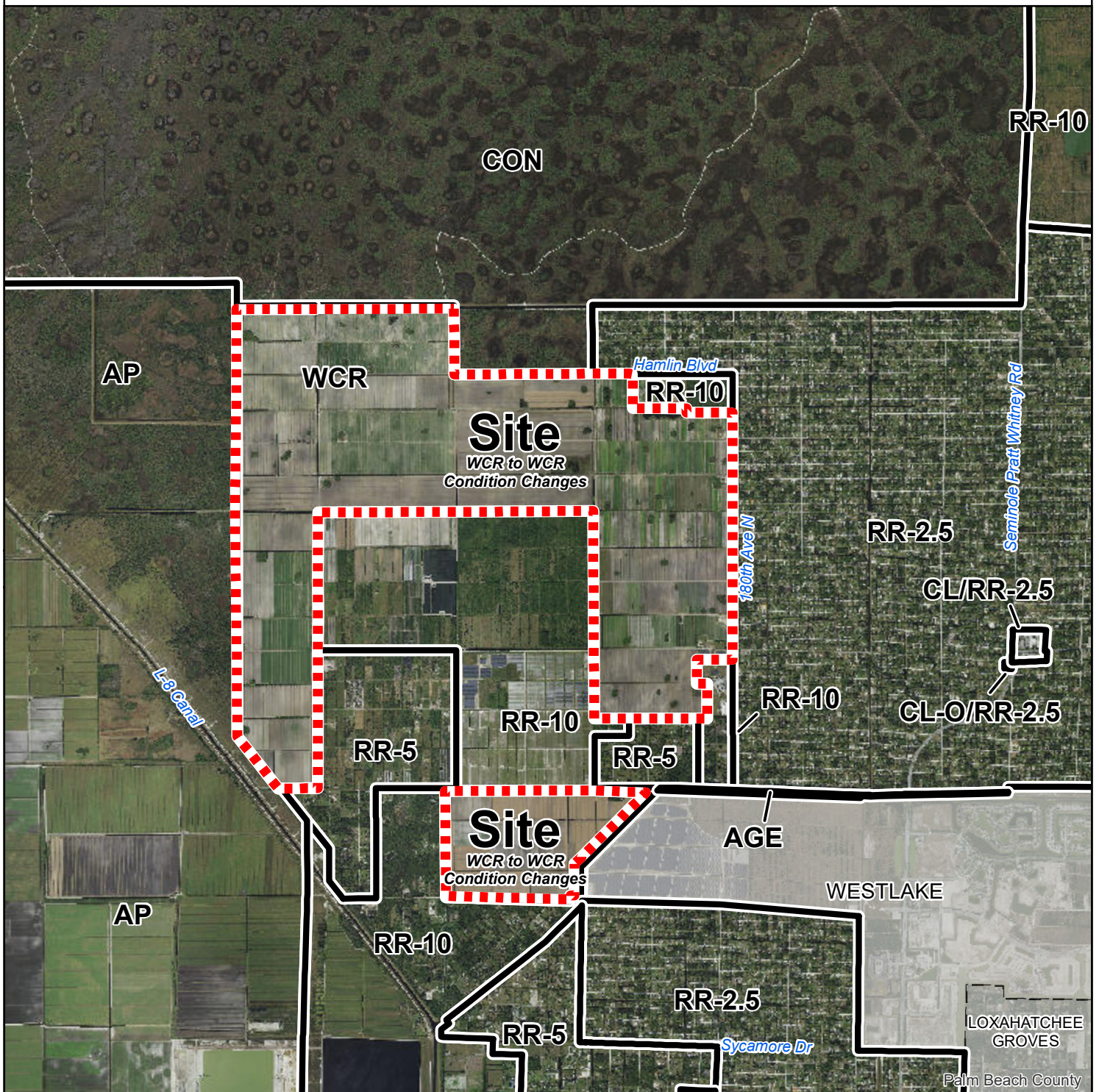
Comments:

00-40-42-17-00-000-7000
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00-40-40-21-00-000-9000
00-40-42-27-00-000-9000
00-40-42-30-00-000-9000
00-40-42-31-00-000-9000

To revise conditions of approval and conceptual master plan in Ord 2016-041. Includes concurrent text amendment for the Agricultural Reserve Tier (West Hyder Overlay)

Future Land Use Atlas Amendment

ITG AGR Exchange (LGA 2022-21)



Site Data

Size: 4,866.10 acres
Existing Use: Agricultural
Proposed Use: Residential, Commercial and Preserve
Current FLU: Western Communities Residential (WCR)
Proposed FLU: Western Communities Residential (WCR)
and to revise adopted conditions of approval

Future Land Use Designations

RR-10	Rural Residential, 1 unit/10 acres
RR-5	Rural Residential, 1 unit/5 acres
RR-2.5	Rural Residential, 1 unit/2.5 acres
WCR	Western Communities Residential
CL/RR-2.5	Commercial Low, underlying RR-2.5
CL-O/RR-2.5	Commercial Low Office, underlying RR-2.5

CON	Conservation
AP	Agricultural Production
AGE	Agricultural Enclave

Date: 2/15/2022
Contact: PBC Planning
Filename: T:\Planning\Amend\22-B2\SiteSpecific\ITG
Note: Map is not official, for presentation purposes only.



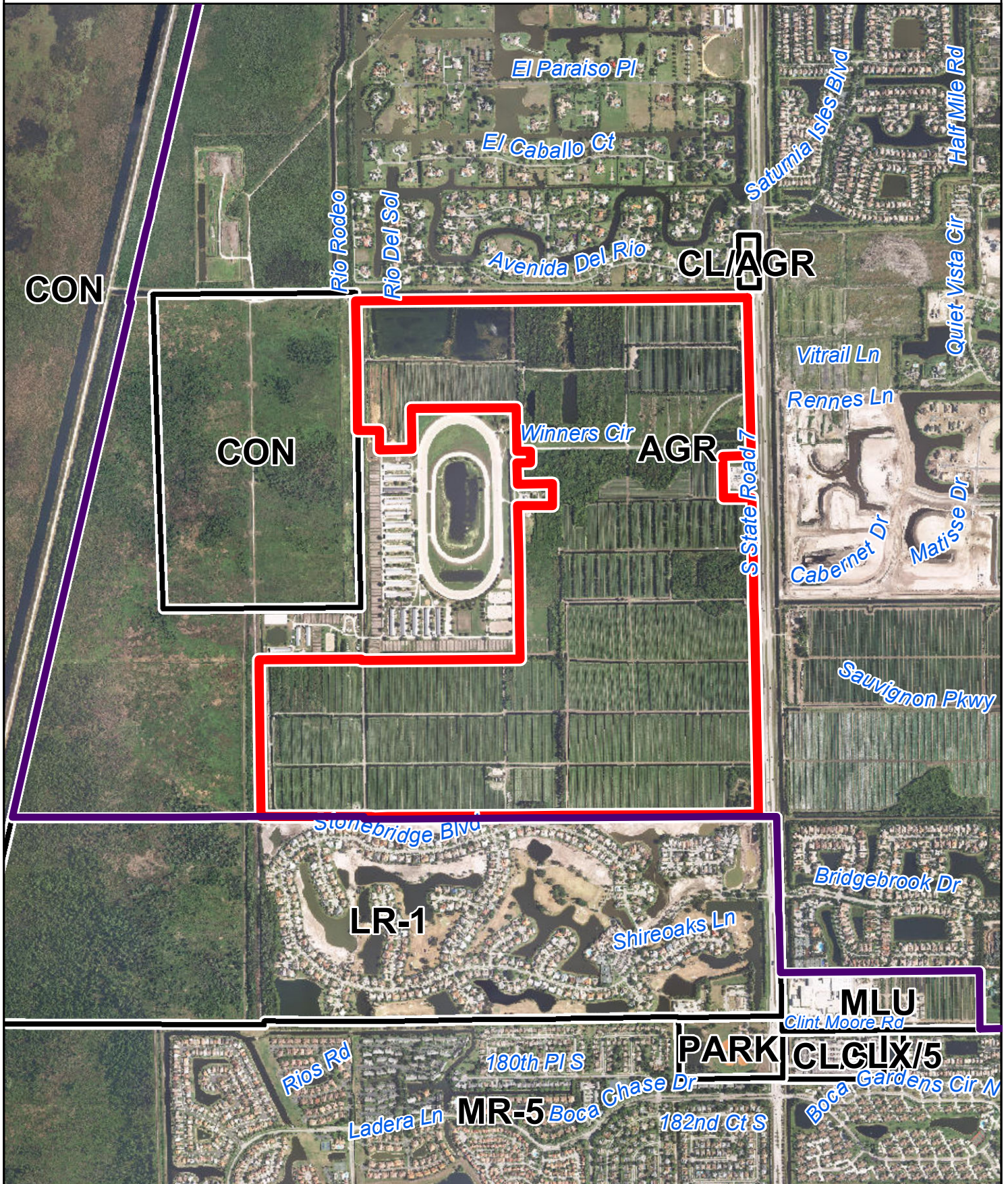
1,600 0 1,600 3,200 Feet



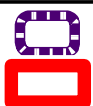
Planning, Zoning & Building
2300 N. Jog Rd, WPB, FL 33411
Phone (561) 233-5300



Agricultural Reserve Tier - Hyder West



Date: 12/2/2021
 Contact: Planning
 Filename: N:\Div\Agr\ITG\21\1
 Note: Map is not official, for presentation purposes only



AGR
 Hyder



Future Land Use



0 250500 1,000 1,500 Feet

Planning, Zoning & Building
 2300 N. Jog Rd, WPB, FL 33411
 Phone (561) 233-5300

